

Planning & Development Committee

December 7, 2021

OPA3-21-RC / ZBA42-21-RC

MHBC Planning

2759953 Ontario Inc.

369 Maple Avenue South, Burford



Planning & Development Committee

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Application No:	OPA3-21-RC / ZBA42-21-RC
Report No:	RPT-21-329
Application Type:	Official Plan Amendment and Zoning By-law Amendment
Location:	369 Maple Avenue South, Burford
Owner:	2759953 Ontario Inc.
Agent:	MHBC Planning
Staff Recommendation:	ITEM BE RECEIVED <u>FOR INFORMATION PURPOSES ONLY.</u>

Existing Conditions

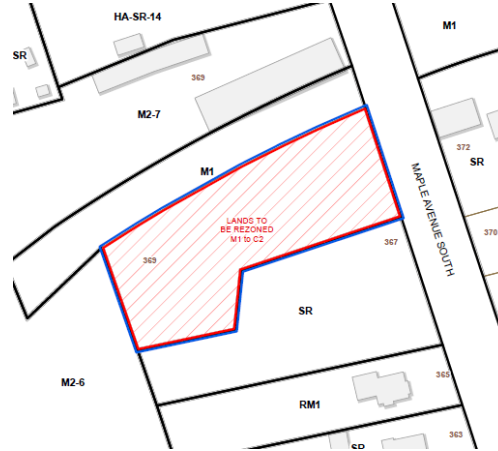
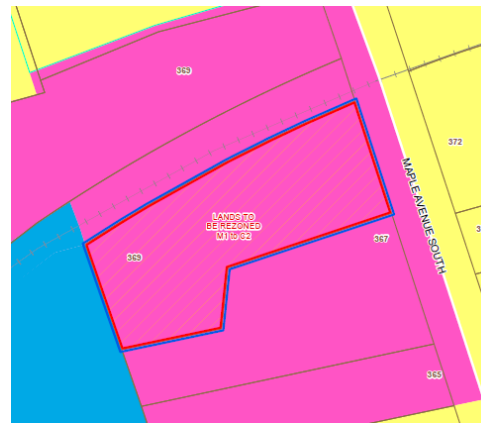


Frontage:

Maple Ave. South: 96.7 metres

Area: 0.39 hectares

The subject lands currently contain two buildings on the rear portion of the site, with access off of Maple Avenue South.



Official Plan (2012)

Current Designation:

General Commercial

- The intent of the General Commercial designation is to provide for commercial establishments offering goods and services which primarily serve the County's market areas.

Zoning By-Law 61-16 (2016)

Current Zoning:

- Prestige Industrial (M1)**

Proposed Zoning:

- Special Exception General Commercial (C2-XX)**

Existing Conditions



Proposal

Official Plan Amendment:

- Proposal to amend the County of Brant Official Plan to establish a Special Policy Area within the General Commercial designation on the subject lands to permit “Wholesale”, “Warehouse” and “Public Self-Storage”.

Zoning By-law Amendment:

- Proposal to amend the zoning on the subject lands from Prestige Industrial (M1) to Special Exception General Commercial (C2-XX) in order to permit a Warehouse, Wholesale Establishment, and Public Self-storage Warehouse on the subject lands.



Next Steps

Application Circulation:

- Comments to be received from Internal / External Agencies
- Further review and discussion between Applicant/ Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Notice of Formal Public Hearing Circulation:

- Notices will be circulated as required by the Planning Act (*120 metres*)
- Consideration/ Decision by Planning & Development Committee at a later date

Formal Public Hearing:

- Recommendation Presented by Staff
- Planning & Development Committee Consideration / Decision